



jordan fishwick

46 KINDERLEE MILL KINDERLEE WAY CHISWORTH GLOSSOP

£220,000

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Forming part of a now well established mill conversion, nestling within wooded surroundings, this stylish duplex apartment is guaranteed to impress! Located on the top two floors of the original mill, the apartment has the benefit of two roof terraces and is offered for sale with No Onward Chain. Briefly comprising an open plan living room with vaulted ceiling, Contura wood burning stove and patio doors, a modern kitchen with appliances and on the lower floor there are two double bedrooms, a bathroom, which doubles up as an en-suite and a separate wc. Outside there are communal grounds and there is an allocated parking space. Contemporary living within this magnificent rural setting surrounded by open countryside. Energy Rating

Directions

From our office on High Street West continue in a Westerly direction through the traffic lights, two roundabouts and along Dinting Vale. At the next set of traffic lights turn left onto Glossop Road, continue through Gamesley and on into Charlesworth where the road changes to Marple Road. Proceed down the hill and into Chisworth eventually turning right opposite The Hunters Inn and continue down the hill to the mill.

GROUND FLOOR

Communal Entrance

Communal entrance with stairs and lift to all floors.

THIRD FLOOR

Hallway

Entrance door, central heating radiator, understairs cupboard and turning stairs leading upstairs to the fourth floor, doors leading off to:

Wc

A white close coupled wc and wash hand basin, chrome finish towel radiator.

Bedroom One

15'9 x 9'0 (plus recess)

Two double glazed front windows, two central heating radiators and connecting door to the bathroom.

Bathroom/En-Suite

A white suite including a panelled bath with mixer tap, shower over and shower screen, pedestal wash hand basin with mixer tap and close coupled wc, chrome finish towel radiator.

Bedroom Two

13'3 x 9'9

Double glazed rear window and central heating radiator.

FOURTH FLOOR

Open Plan Living Room

25'6 x 15'9 (less stairs)

Entrance door, vaulted ceiling, Contura wood burning stove, two central heating radiators, double glazed patio doors leading out to both the front and rear roof terraces, tv aerial point, storage cupboard and opening to:

Kitchen Area

10'1 x 6'0

A range of fitted kitchen units including base cupboards and drawers, integrated washing machine, dishwasher, fridge and freezer, built-in electric oven, work tops over with an inset single drainer one and a half bowl stainless steel sink unit and mixer tap, ceramic hob with filter hood over, breakfast bar, matching wall cupboards with under unit lighting, integrated microwave, eaves storage cupboard and Velux double glazed skylight window.

OUTSIDE

Front & Rear Roof Terraces

Service Charge

A service charge applies and details are available on request.

Our Ref: Cms/cms/0829/25

Agents Notes - HMRC Directive

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



TOTAL FLOOR AREA: 1057 sq.ft. (98.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Metrage 10/05

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	